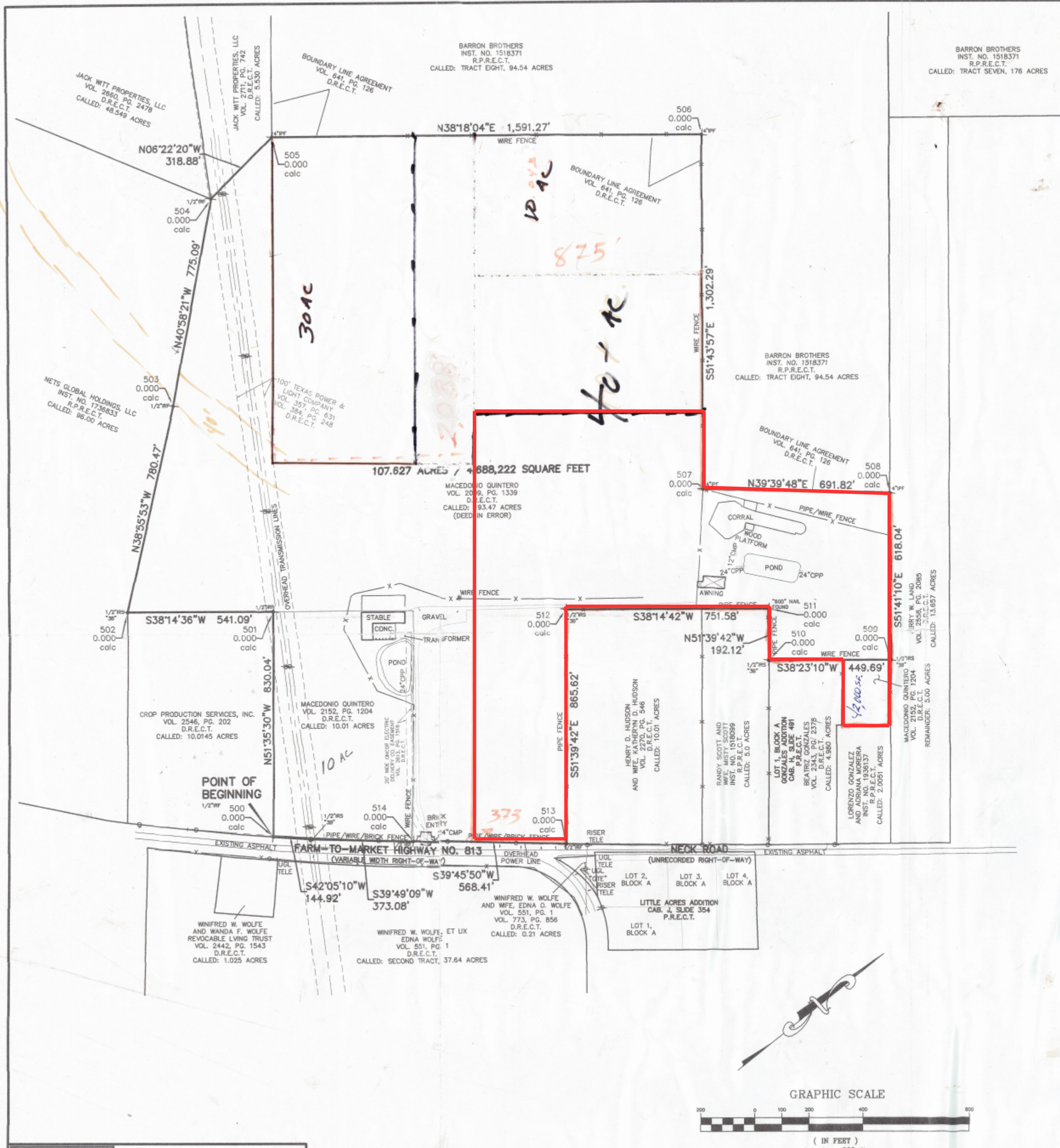




LEGAL DESCRIPTION

BEING all of that parcel of land located in Ellis County, Texas, being a part of the Rafael Pena Survey, Abstract No. 3, being a part of that called 193.47 acre tract of land described in deed to Macedonio Quintero recorded in Volume 2009, Page 1339, Deed Records Ellis County, Texas, being all of that called 10.01 acre tract of land described in deed to Macedonio Quintero recorded in Volume 2152, Page 1204, Deed Records Ellis County, Texas and being further described as follows:

BEGINNING at a one-half inch iron found at the south corner of said 10.01 acre tract of land, said point being at the east corner of said 10.0145 acre tract of land described in deed to Crop Production Services, Inc. recorded in Volume 2546, Page 202, Deed Records Ellis County, Texas and said point being in the northwest right-of-way line of Farm-to-Market Highway No. 813 (a variable width right-of-way);

THENCE North 51 degrees 35 minutes 30 seconds West, 830.04 feet to a one-half inch iron rod found at the west corner of said 10.01 acre tract of land, said point being in the southeast line of said 193.47 acre tract of land and said point being at the north corner of said 10.0145 acre tract of land;

THENCE South 38 degrees 14 minutes 36 seconds West, 541.09 feet along the southeast line of said 193.47 acre tract of land to a one-half inch iron rod with cap stamped "3B" set at the west corner of said 10.0145 acre tract of land and said point being in the northeast line of that called 96.00 acre tract of land described in deed to Nets Global Holdings, LLC recorded in County Clerk's Instrument Number 1736833, Real Property Records Ellis County, Texas;

THENCE along the northeast line of said 96.00 acre tract of land as follows:
North 38 degrees 55 minutes 53 seconds West, 780.47 feet to a one-half inch iron rod found for corner;

North 40 degrees 58 minutes 21 seconds West, 775.09 feet to a one-half inch iron rod found at the north corner of said 96.00 acre tract of land, said point being at the east corner of that called 48.549 acre tract of land described in deed to Jack Witt Properties, LLC recorded in Volume 2660, Page 2478, Deed Records Ellis County, Texas and said point being at the south corner of that called 5.530 acre tract of land described in deed to Jack Witt Properties, LLC recorded in Volume 2711, Page 742, Deed Records Ellis County, Texas;

THENCE North 06 degrees 22 minutes 20 seconds West, 318.88 feet to a four inch iron pipe found at the east corner of said 5.530 acre tract of land and said point being at the south corner of that called Tract Eight, a 94.54 acre tract of land described in Deed to Barron Brothers recorded in County Clerk's Instrument Number 1518371, Real Property Records Ellis County, Texas;

THENCE North 38 degrees 18 minutes 04 seconds East, 1,591.27 feet along the southeast line of said Tract Eight to a four inch iron pipe found at the north corner of said 193.47 acre tract of land;

THENCE along the northeast line of said 193.47 acre tract of land as follows:
South 51 degrees 43 minutes 57 seconds East, 1,302.29 feet along the southeast line of said Tract Eight to a four inch iron pipe found for corner;

North 39 degrees 39 minutes 48 seconds East, 691.82 feet to a four inch iron pipe found at the east corner of said Tract Eight and said point being in the southwest line of that called 13.657 acre tract of land described in deed to Jerry W. Land recorded in Volume 2558, Page 2085, Deed Records Ellis County, Texas;

South 51 degrees 41 minutes 10 seconds East, 618.04 feet to a one-half inch iron rod with cap stamped "3B" set at the east corner of said 193.47 acre tract of land, said point being in the southwest line of said 13.657 acre tract of land and said point being at the north corner of that called 5.00 acre tract of land described in deed to Macedonio Quintero recorded in Volume 2152, Page 1204, Deed Records Ellis County, Texas;

THENCE along the southeast line of said 193.47 acre tract of land as follows:
South 38 degrees 23 minutes 10 seconds West, 449.69 feet to a one-half inch iron rod with cap stamped "3B" set at the west corner of Lot 1, Block A, Gonzales Addition, an addition to Ellis County recorded in Cabinet H, Slide 491, Plat Records Ellis County, Texas and said point being in the northeast line of that called 5.0 acre tract of land described in deed to Randy Scott and wife, Misty Scott recorded in County Clerk's Instrument Number 1518099, Real Property Records Ellis County, Texas;

North 51 degrees 39 minutes 42 seconds West, 192.12 feet to a "60D" nail found at the north corner of said 5.0 acre tract of land;

South 38 degrees 14 minutes 42 seconds West, 751.58 feet to a one-half inch iron rod with cap stamped "3B" set at the west corner of that called 10.01 acre tract of land described in deed to Henry D. Hudson and wife Kathryn D. Hudson recorded in Volume 2270, Page 546, Deed Records Ellis County, Texas;

South 51 degrees 39 minutes 42 seconds East, 865.62 feet to a one-half inch iron rod found at the south corner of said Henry D. Hudson and wife Kathryn D. Hudson's 10.01 acre tract of land and said point being in the northwest right-of-way line of Neck Road (an unrecorded right-of-way);

South 39 degrees 45 minutes 50 seconds West, 568.41 feet to a one-half inch iron rod found at the east corner of said Macedonio Quintero's 10.01 acre tract of land and said point being in the northwest right-of-way line of Farm-to-Market Highway No. 813;

THENCE along the southeast line of said Macedonio Quintero's 10.01 acre tract of land and along the northwest right-of-way line of Farm-to-Market Highway No. 813 as follows:
South 39 degrees 49 minutes 09 seconds West, 373.08 feet to a one-half inch iron rod with cap stamped "3B" set for corner;

South 42 degrees 05 minutes 10 seconds West, 144.92 feet to the POINT OF BEGINNING and containing 4,688,222 square feet or 107.627 acres of land.

Basis of Bearing is derived from GPS observations relative to the Texas WDS RTK Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- TELE TELEPHONE
- CONC. CONCRETE
- UOL UNDERGROUND UTILITY LINE
- OPP CORRUGATED PLASTIC PIPE
- OMP CORRUGATED METAL PIPE
- CAB. CABINET
- INST. NO. INSTRUMENT NUMBER
- PG. PAGE
- VOL. VOLUME
- DIRECT. DEED RECORDS ELLIS COUNTY, TEXAS
- R.P.R.E.C.T. REAL PROPERTY RECORDS ELLIS COUNTY, TEXAS
- PLAT RECORDS ELLIS COUNTY, TEXAS
- POWER POLE
- SIGN

SURVEY CERTIFICATION

To: Macedonio Quintero, Obe Veldman, Jeffrey P Miles and First American Title Guaranty Company

I hereby certify that this plat and description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of March, 2021.

Edward Scott Bacak, R.P.L.S. No. 6248



EASEMENT NOTES:

Reference: First American Title Guaranty Company's Commitment for Title Insurance dated January 29, 2021 and issued March 01, 2021 under Commitment GF No. 1001-329425-RTT.

Schedule B:

Item 10e. Easement to Lone Star Gas Company recorded in Volume 523, Page 49, Deed Records Ellis County, Texas does not affect the subject tract.

Item 10f. Easement to East Garrett Water Supply Corporation recorded in Volume 563, Page 1021, Deed Records Ellis County, Texas does not affect the subject tract.

Item 10g. Easement to American Telephone and Telegraph Company recorded in Volume 407, Page 250, Deed Records Ellis County, Texas does not affect the subject tract.

Item 10h. Easement to American Telephone and Telegraph Company recorded in Volume 407, Page 250, Deed Records Ellis County, Texas does not affect the subject tract.

Item 10i. Easement to American Telephone and Telegraph Company recorded in Volume 408, Page 90, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.

Item 10j. Easement to American Telephone and Telegraph Company recorded in Volume 408, Page 90, Deed Records Ellis County, Texas does not affect the subject tract.

Item 10k. Easement to American Telephone and Telegraph Company recorded in Volume 455, Page 43, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.

Item 10l. Easement to American Telephone and Telegraph Company recorded in Volume 407, Page 253, Deed Records Ellis County, Texas does not affect the subject tract.

Item 10m. Easement to American Telephone and Telegraph Company recorded in Volume 407, Page 253, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.

Item 10n. Easement to the State of Texas recorded in Volume 402, Page 322, Deed Records Ellis County, Texas does not affect the subject tract.

Item 10o. Easement to the State of Texas recorded in Volume 402, Page 296, Deed Records Ellis County, Texas does not affect the subject tract.

Item 10p. Easement to the State of Texas recorded in Volume 402, Page 298, Deed Records Ellis County, Texas does not affect the subject tract.

Item 10q. Easement to the State of Texas recorded in Volume 410, Page 348, Deed Records Ellis County, Texas does not affect the subject tract.

Item 10r. Easement to Texas Power & Light Co. recorded in Volume 412, Page 186, Deed Records Ellis County, Texas does not affect the subject tract.

Item 10s. Easement to Texas Power & Light Co. recorded in Volume 412, Page 181, Deed Records Ellis County, Texas does not affect the subject tract.

Item 10t. Easement to Texas Power & Light Co. recorded in Volume 489, Page 669, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.

Item 10u. Easement to Texas Power & Light Co. recorded in Volume 378, Page 608, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.

Item 10v. 100' wide Easement to Texas Power & Light Co. recorded in Volume 378, Page 518, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.

Item 10w. 100' Wide Easement to Texas Power & Light Co. recorded in Volume 357, Page 361, Deed Records Ellis County, Texas, as affected by Easement recorded in Volume 384, Page 248, Deed Records Ellis County, Texas does affect the subject tract, as shown hereon.

Item 10bb. Easement to Brazos River Transmission Electric Coop. Inc. recorded in Volume 412, Page 307, Deed Records Ellis County, Texas does not affect the subject tract.

Item 10cc. Easement to East Garrett Water Supply Corporation recorded in Volume 534, Page 610, Deed Records Ellis County, Texas does not affect the subject tract.

Item 10dd. 15' Easement to Rockett Water Supply Corporation recorded in Volume 778, Page 857, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.

Item 10ee. The subject tract is a part of the terms, provisions, and conditions of Boundary Line Agreement recorded in Volume 641, Page 126, Deed Records Ellis County, Texas.

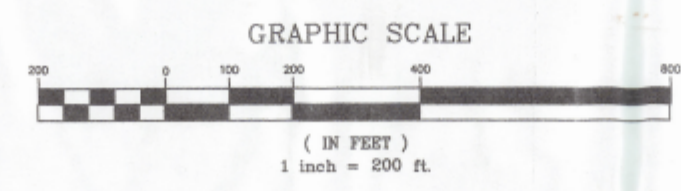
Item 10ff. 15' Easement to Brazos River Transmission Electric Cooperative, Inc. recorded in Volume 413, Page 300, Deed Records Ellis County, Texas does not affect the subject tract.

Item 10gg. 20' Easement to Oncor Electric Delivery Company recorded in Volume 2613, Page 1516, Deed Records Ellis County, Texas does affect the subject tract, as shown hereon.

BOUNDARY SURVEY - 107.627 ACRES			
RAFAEL DE PENA SURVEY			
ABSTRACT NO. 3			
Ellis County, Texas			
NO.	REVISION	BY	DATE
PROJECT NO.: JPM002	SHEET 1 OF 1		
DATED: March 08, 2021			

3B
LAND SURVEYING
656 Bacak Road
Ennis, Texas 75119
972-825-7949

FLOOD STATEMENT: According to Community Panel No. 48139C0225F, dated June 3, 2013 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



Plotted by: Edward Bacak Plot Date: 3/17/2021 4:41 PM
Drawing: C:\Users\EdwardBacak\OneDrive - 3B Land Surveying, Inc\Projects\JPM002\107.627 ac. Boundary Survey.dwg Saved By: Edward Bacak Save Time: 3/10/2021 1:02 PM